

092.0

0002

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

583,800 /

USE VALUE:

583,800 /

583,800

ASSESSED:

583,800 /

583,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
174		PHEASANT AVE, ARLINGTON

OWNERSHIP

Owner 1: MINOGUE JOHN & LISA		Unit #:
Owner 2:		
Owner 3:		

Street 1: 174 PHEASANT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: CLEMENT PATRICIA C -	
Owner 2: -	
Street 1: 174 PHEASANT AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains 5,028 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1962, having primarily Vinyl Exterior and 1053 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5028		Sq. Ft.	Site		0	70.	1.14	5									399,587						399,600	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								59386
								GIS Ref
								GIS Ref
								Insp Date
								08/08/18



Patriot Properties Inc.
USER DEFINED

Prior Id # 1:	59386
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:07:42
Print	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID								
092.0-0002-0010.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	184,200	0	5,028.	399,600	583,800	583,800
2019	101	FV	166,300	0	5,028.	405,300	571,600	571,600
2018	101	FV	174,300	0	5,028.	302,500	476,800	476,800
2017	101	FV	186,000	0	5,028.	274,000	460,000	460,000
2016	101	FV	186,000	0	5,028.	262,600	448,600	448,600
2015	101	FV	182,500	0	5,028.	222,600	405,100	405,100
2014	101	FV	182,500	0	5,028.	211,200	393,700	393,700
2013	101	FV	182,500	0	5,028.	200,900	383,400	383,400

SALES INFORMATION

TAX DISTRICT									PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
CLEMENT PATRICI	68052-159		9/20/2016		463,000	No	No					
	13006-677		1/1/1901	Family		No	No	N				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2020	780	Alterati	17,000	C				
10/22/2019	1692	Redo Bat	12,500	C				
4/30/2018	525	Redo Kit	10,000	C				
9/2/2016	2138	Porch	1,500	C				REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2018	MEAS&NOTICE	CC	Chris C
4/2/2009	Measured	372	PATRIOT
4/7/2000	Inspected	276	PATRIOT
1/26/2000	Measured	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH	
Type:	6 - Colonial	Full Bath:	1	Rating:	Average		
Sty Ht:	2 - 2 Story	A Bath:		Rating:		30	
(Liv) Units:	1	Total:	1	3/4 Bath:			
Foundation:	1 - Concrete	A 3QBth:		Rating:			
Frame:	1 - Wood	1/2 Bath:		Rating:			
Prime Wall:	4 - Vinyl	A HBth:		Rating:			
Sec Wall:		OthrFix:		Rating:			
Roof Struct:	1 - Gable	OTHER FEATURES					
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Average		
Color:	WHITE	A Kits:		Rating:			
View / Desir:		Frtl:	1	Rating:	Average		
GENERAL INFORMATION		WSFlue:		Rating:			
Grade: C - Average		CONDOS INFORMATION					
Year Blt:	1962	Eff Yr Blt:		Location:			
Alt LUC:		Alt %:		Total Units:			
Jurisdict:		Fact:	.	Floor:			
Const Mod:		% Own:		Name:			
Lump Sum Adj:		DEPRECIATION					
INTERIOR INFORMATION		Phys Cond:	AV - Average	31.	%		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	1	- Drywall	
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3	- Hardwood	
Sec Floors:	4	- Carpet	25 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:			
Heat Fuel:	2	- Gas	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

MOBILE HOME

Make:

odel: |

Serial #: |

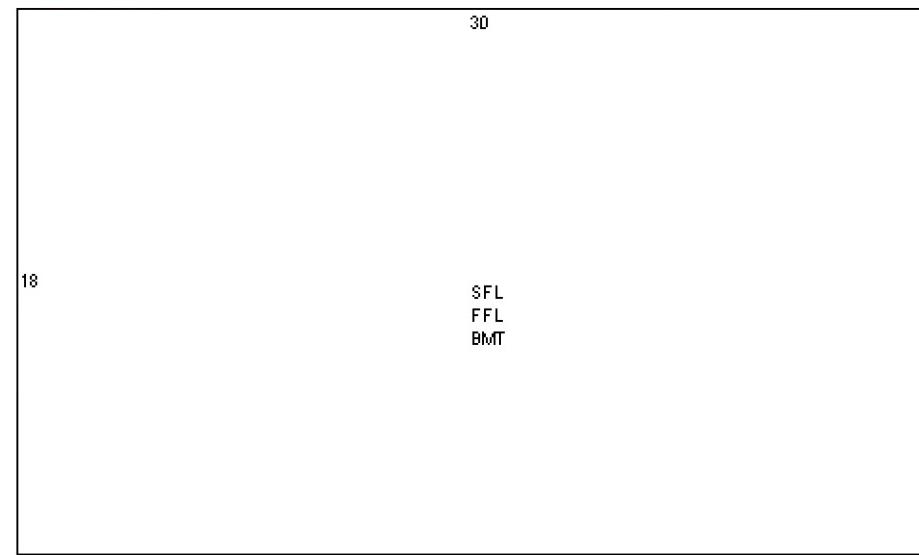
Year:

Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim		Qual	Con	Year	Unit Price		D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X6		A	AV	2000		0.00	T	15.2	101						

SKETCH



SUB AREA DETAIL

IMAG

AssessPro Patriot Properties, Inc

